

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DURINGER LAW GROUP, PLC STEPHEN C. DURINGER, ESQ. SBN 134592 EDWARD L. LAIRD, ESQ., SBN 102534 ERIC J. BAUTISTA, ESQ., SBN 194847 181 S. OLD SPRINGS RD., 2ND FLOOR (PO BOX 28270) ANAHEIM HILLS, CA 92809 TEL: 714.279.1100 FAX: 714.279.1109 <input type="checkbox"/> Individual appearing without an attorney <input checked="" type="checkbox"/> Attorney for: MOVANT	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: THOMAS L. GENNAWEY	CASE NO.: 17-BK-17425-SK CHAPTER: 13
Debtor(s)	NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: <i>(title of motion¹)</i>: MOTION FOR RELIEF FROM AUTOMATIC STAY - UNLAWFUL DETAINER

PLEASE TAKE NOTE that the order titled ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)

was lodged on (date) 07/12/2017 and is attached. This order relates to the motion which is docket number 4.

THOMAS L. GENNAWEY

¹ Please abbreviate if title cannot fit into text field.

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DURINGER LAW GROUP, PLC STEPHEN C. DURINGER, ESQ. SBN 134592 EDWARD L. LAIRD, ESQ., SBN 102534 ERIC J. BAUTISTA, ESQ., SBN 194847 181 S. OLD SPRINGS RD., 2ND FLOOR (PO BOX 28270) ANAHEIM HILLS, CA 92809 TEL: 714.279.1100 FAX: 714.279.1109</p> <p><input checked="" type="checkbox"/> Attorney for Movant <input type="checkbox"/> Movant appearing without an attorney</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -<u>LOS ANGELES</u> DIVISION</p>			
<p>In re: THOMAS L. GENNAWEY</p> <p>Debtor(s).</p>		<p>CASE NO.: 17-BK-17425-SK CHAPTER: 13</p>	
		<p>ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)</p>	
		<p>DATE: 07/05/2017 TIME: 8:30 AM COURTROOM: 1575 PLACE: 255 E. TEMPLE ST. LOS ANGELES, CA 90012</p>	
<p>Movant: CENTURY PLACE LP</p>			

1. The Motion was: ☒ Opposed ☐ Unopposed ☐ Settled by stipulation
2. This order applies to the following real property (Property):
- Type of property: ☒ Residential ☐ Nonresidential
- Street Address: 12542 PARAMOUNT BLVD.
- Unit/Suite number: 211
- City, State, Zip Code: DOWNEY, CA 90242
3. The Motion is granted under:
- a. ☒ 11 U.S.C. § 362(d)(1)
- b. ☐ 11 U.S.C. § 362(d)(2)

- c. ☐ 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) ☐ The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) ☐ Multiple bankruptcy cases affecting the Property.
 - (3) ☐ The court ☐ makes ☐ does not make ☐ cannot make a finding that the Debtor was involved in this scheme.
 - (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title may move for relief from this order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. ☐ As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. ☐ Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. ☒ Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. ☐ Movant shall not cause the Debtor to be locked out before (date) _____.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☐ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. ☐ This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. ☐ This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. ☐ This order is binding and effective in any bankruptcy commenced by or against any debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
 - b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. ☐ A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
- b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
14. ☐ Other (*specify*):

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
181 S. OLD SPRINGS RD., 2ND FLOOR (PO BOX 28270), ANAHEIM HILLS, CA 92809

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) _____, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On (date) 07/12/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

THOMAS L. GENNAWEY(DEBTOR)12542 PARAMOUNT BLVD., #211, DOWNEY, CA 90242
KATHY A. DOCKERY(TRUSTEE)700 S. FLOWER ST., STE. 1950, LOS ANGELES, CA 90017
UNITED STATES TRUSTEE(LA)915 WILSHIRE BLVD., STE. 1850, LOS ANGELES, CA 90017

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/12/2017
Date

CATHY AZZOLINA
Printed Name


Signature